

City Council
Atlanta, Georgia

07-0-0571

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-14
Date Filed: 1-24-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2890 Piedmont Road, N.E.**, be changed from R-LC-C (Residential Limited Commercial-Conditional) District to the R-LC (Residential Limited Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 60. 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Written Description

2890 Piedmont Rd.

(Being Lot 17, Block "H", Garden Hills Property)

All that tract or parcel of land lying and being in Land Lot 60, 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

To find the **POINT OF BEGINNING**, commence at the intersection of the southerly right-of-way of North Hills Road and the westerly right-of-way of Piedmont Road (right of way varies); thence along the right-of-way of Piedmont Road in a southerly direction a distance of 175 feet to an iron pin found and the **POINT OF BEGINNING**; thence along said right-of-way **S 00°53'19" W** a distance of **60.01** feet to an iron pin found; thence leaving said right-of-way **N 85°58'32" W** a distance of **245.77** feet to an iron pin found; thence **N 57°30'14" E** a distance of **100.14** feet to a 1" crimp top found; thence **S 86°05'24" E** a distance of **162.02** feet to the **POINT OF BEGINNING**. Said tract contains **12,177** square feet or **0.280** acre.

Z-07-14

GENERAL NOTES:-

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 0.0000 PER ANGLE POINT AND A PRECISION RATIO OF IN INFINITY. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 59,783.

ALL L.P.'s ARE 1/8" REBARS.

THE BEARINGS SHOWN ARE BASED ON THE GEORGIA STATE PLANE CO-ORD. SYSTEM

ACCORDING TO THE CURRENT F.I.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 13121G 0233 E, DATED JUNE 22, 1998, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

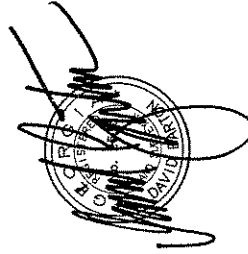
*175'± PER DEED RECORDS, NO MONUMENT FOUND. REFERENCE: DB 22,962, PG. 87.

W1394589.66
E2235398.46 = STATE PLANE CO-ORDINATES

AREA = 12,177 SQ. FT.
0.280 ACRE.

2-07-14

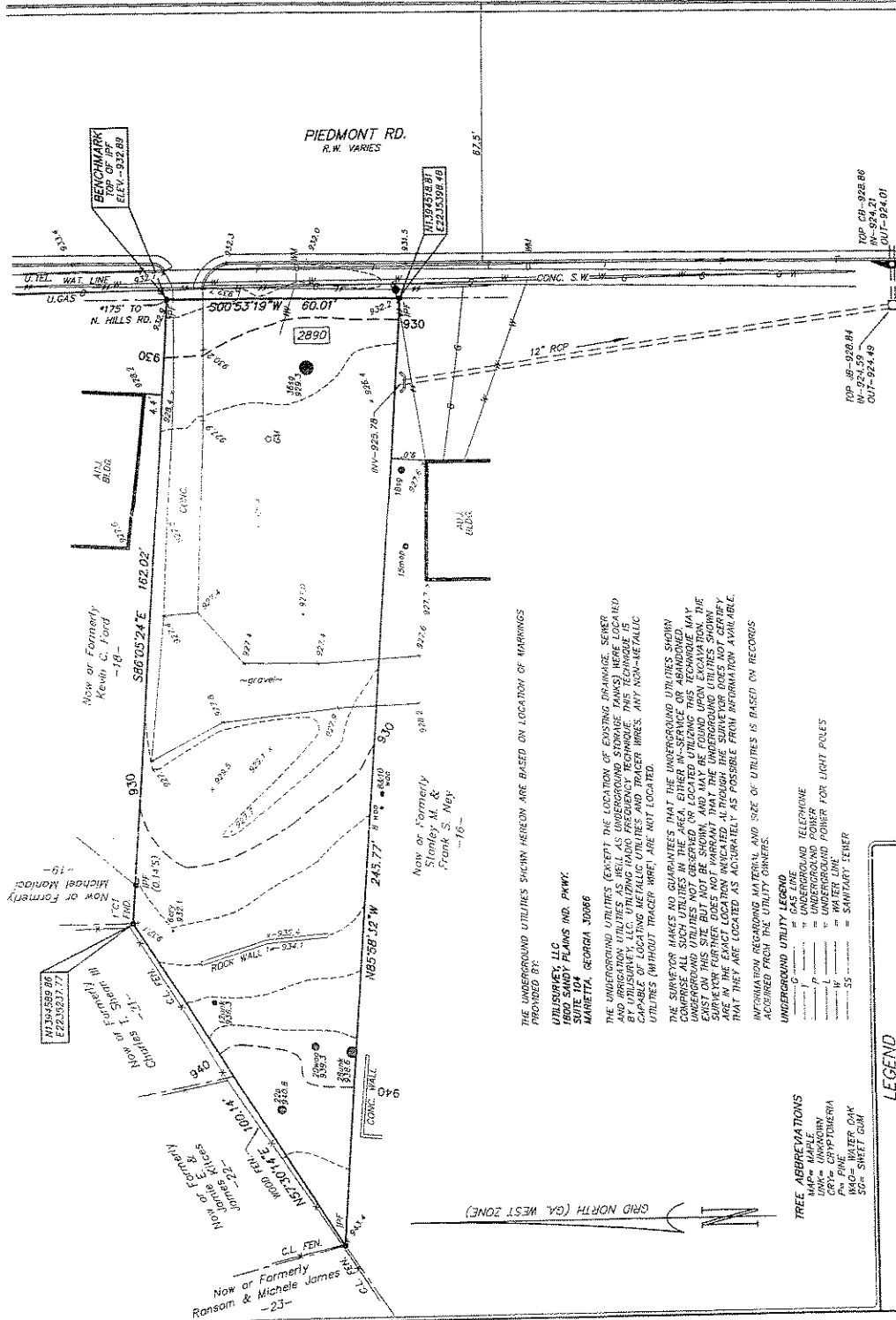
RECEIVED
JAN 2 2007
Planning
Building



JOB NO. 07-002



1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2810



THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTLISURVEY, LLC
1800 SANDY FLANKS IND. PARK
MARIETTA, GEORGIA 30066

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND SANITARY SEWER EASEMENTS) WERE LOCATED BY UTLISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN CONFORM TO THE RECORDS. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES NOT GUARANTEE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UNDERGROUND UTILITY LEGEND

- G — GAS LINE
- P — UNDERGROUND POWER
- W — WATER LINE
- S — SANITARY SEWER

TREE ABBREVIATIONS

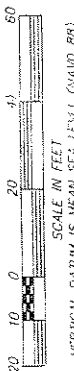
- MAP = MAPLE
- UN = UNIDENTIFIED
- PA = PINE
- WO = WATER OAK
- SO = SWEET GUM

LEGEND

- RF = 1/2" REBAR END
- PS = 1/2" REBAR SET
- RL = RIGHT OF WAY
- SE = SANITARY SEWER EASEMENT
- SE = SEWER EASEMENT
- LL = LAND LOT LINE
- CL = CENTERLINE
- CT = CRIMP TOP PIPE
- OT = OPEN TOP PIPE
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- DI = DRAINAGE INLET
- JB = JUNCTION BOX
- MB = MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- PP = POWER POLE
- FM = FIRE HYDRANT
- CM = CONCRETE MONUMENT END
- EC = EDGE OF CURB
- BC = BACK OF CURB
- FE = FENCE
- PE = PERMANENT ELEC. SERVICE LINE
- BL = BUILDING LINE
- UL = UNDERGROUND POWER LINE

BOUNDARY & TOPOGRAPHIC SURVEY FOR SPORTING LODGE INNS (USA) LLC

(Being Lot 17, Block "H", Garder Hills Property)
LOCATED IN LAND LOT 60
17th DISTRICT, CITY OF ATLANTA
FULTON COUNTY, GEORGIA
DECEMBER 28, 2006 1"=20'



SCALE IN FEET
VERTICAL DATUM IS MEAN SEA LEVEL (NAVD 83)